

REPORT

Planning and Development Council

Meeting Date: July 8, 2025

FROM: Planning and Development Department

DATE: Choose a Department.
June 24, 2025

SUBJECT: Notice of intention to demolish – 364 Lakeshore Road East (July 8, 2025)

LOCATION: 364 Lakeshore Road East

WARD: Ward 3

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RECOMMENDATION

1. That the property at 364 Lakeshore Road East be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest; and,
2. That, prior to demolition, the property owner allows for the salvage of materials from the house.

KEY FACTS

The following are key points for consideration with respect to this report:

- The subject property is on the Oakville Register of Properties of Cultural Heritage Value or Interest as a listed property.
- A notice of intention to demolish has been received with a supporting Cultural Heritage Evaluation Report.
- It is recommended that the property at 364 Lakeshore Road East not be designated under the *Ontario Heritage Act* and that the property be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest.
- Council must make a decision on the subject notice by July 12, 2025.

BACKGROUND

The subject property at 364 Lakeshore Road East is located on the south side of Lakeshore Road East between Allan Street and First Street. The property contains a circa 1913 two-and-a-half storey detached brick veneer house. A location map and more details on the property are included in the Cultural Heritage Evaluation Report, attached as Appendix A.

The Cultural Heritage Evaluation Report was completed by heritage consultant Richard Collins and submitted by the architect, representing the owner, along with a notice of intention to demolish for the property.

The property was listed on the Oakville Register of Properties of Cultural Heritage Value or Interest as a non-designated property in 2009, based on its potential cultural heritage value or interest “for its c.1917 Four Square style brick house”. The property was not identified as a priority for designation as part of the 2023-2025 Heritage Designation Project in response to the Province’s Bill 23.

The notice of intention to demolish application was completed on May 13, 2025. In accordance with the *Ontario Heritage Act*, Council has 60 days to consider the request. The 60-day notice period expires on July 12, 2025.

COMMENTS

Process

When a notice of intention to demolish is submitted for a listed property, Heritage Planning staff assesses the property to determine if it meets the requirements of Ontario Regulation 9/06 under the *Ontario Heritage Act* (OHA). The regulation requires that a property meet two or more of its nine criteria, as they relate to design/physical, historical/associative, and contextual merits of the property. If the property meets two or more criteria outlined in the regulation, it can be designated under section 29, Part IV of the OHA.

Staff can require that a Cultural Heritage Evaluation Report be completed by a heritage consultant and submitted along with the notice of intention to demolish to assist staff in their assessment of the property’s cultural heritage value.

If the staff assessment of the property concludes that the property merits designation, a recommendation can be made to the Heritage Oakville Advisory Committee and to Council that the property be designated under section 29, Part IV of the OHA. If Council supports a recommendation to designate, Council must move that a notice of intention to designate be issued within 60 days of the notice of intention to demolish being submitted to the town.

If the staff assessment of the property does not conclude that the property merits designation, a recommendation may be made to remove the property from the Heritage Register. If Council supports the staff recommendation and does not issue a notice of intention to designate the property within the 60 days, the property is removed from the Heritage Register and the owner may then proceed with applying for demolition.

Cultural Heritage Evaluation Report and Staff Site Visit

The owner has submitted a Cultural Heritage Evaluation Report that provides an overview of the property and the house and an assessment of its cultural heritage value. The report concludes that the property does not meet two or more of the criteria outlined in Ontario Regulation 9/06.

Regarding design/physical value, the report concludes that while the building exhibits aspects of the Edwardian Four Square architectural style, numerous alterations to the building and removal of architectural elements remove its significance as a representative or rare example, and that there are stronger examples of the style in the surrounding neighbourhoods. The report concludes that the house is not a clear representative example of the style, nor is it a rare, unique or an early example of an Edwardian Four Square style house. The report further notes that while the building is well-built, it does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement.

Regarding historical/associative value, the report indicates that the property is generally associated with Captain Edward Morden, mariner, who likely owned the property when the house was built circa 1911-1913. The report does not include details about Edward Morden or the Morden family. While not stated in the report, Edward Morden and his family were living at 459 Lakeshore Road West at the time, and probably never lived in the subject property. His brother, William Morden, operated Morden Fuel and Ice Company, and his father George Morden was the founder of the Morden Line, a company of steamers that transported lumber from the north around Georgian Bay. It states further down that some people important to the early development of Oakville owned the subject property prior to construction – such as local builder and developer C.D. Carson – but none of the property owners since 1919 were significant to the community.

However, the report does conclude that the property meets one of the Ontario Regulation 9/06 criteria. It states the property has the potential to yield significant information about a community or culture. This is because the house was built on the fringe of Oakville's growing central residential district and was adjacent to a growing summer home neighbourhood. It therefore has the potential to yield

information that contributes to an understanding of Oakville as a growing suburban community in the early 1900s.

The report states the building is not known to be associated with a significant architect, artist, builder, designer or theorist.

Regarding contextual value, the report concludes that the property is not important in maintaining the character of the area, which to the south is made up of First and Second Heritage Conservation District and historical summer homes, and that the property does not have contextual value for its physical, functional, visual or historical links to its surroundings, as it is now surrounded by larger, multi-unit residential complexes, and is not considered to be a landmark.

In addition to the assessment provided in the CHER, Heritage Planning staff made additional observations through site visits:

1. It was determined that the brick had been sandblasted at some point in history. Evidence of painting is visible in some locations and the entirety of the building's brick is significantly deteriorated;
2. The front second-storey metal porch is a later addition, although the door may have been historically present;
3. There was likely originally a covered front porch that has been removed. Evidence of the roofline can be seen in the brick on the north elevation; and
4. The door surround is not original to the home.

Based on staff's assessment of the property and a review of the submitted Cultural Heritage Evaluation Report, the property does not have sufficient heritage value to merit designation under section 29, Part IV of the *Ontario Heritage Act*.

Review of Applicable Planning Policies

Provincial Policy

The Province of Ontario has made a commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (OHA), the *Planning Act*, and the Provincial Planning Statement. These documents function together by the shared principle that cultural heritage resources shall be conserved.

The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value. A property must meet two or more of the criteria outlined in this regulation. The evaluation of the property at 364 Lakeshore Road East has not demonstrated that

the property meets two or more of these criteria and therefore does not have sufficient cultural heritage value to warrant designation under the OHA.

Town Policy – Livable Oakville Plan

Section 5 of the Livable Oakville Plan states, “Conservation of cultural heritage resources forms an integral part of the town’s planning and decision making. Oakville’s cultural heritage resources shall be conserved so that they may be experienced and appreciated by existing and future generations, and enhance the Town’s sense of history, sense of community, identity, sustainability, economic health and quality of life.”

Further, Section 5.3.1 of the Livable Oakville Plan states, “The Town shall encourage the conservation of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms”. The Livable Oakville Plan is clear that cultural heritage resources should not only be conserved but also incorporated into new developments.

As the property at 364 Lakeshore Road East has not been identified as having sufficient significant cultural heritage value or interest for designation through the application of provincial policies such as Ontario Regulation 9/06, it is not required to be conserved through the cultural heritage policies of the Livable Oakville Plan.

CONCLUSIONS & NEXT STEPS

Based on staff’s assessment of the property, including the Cultural Heritage Evaluation Report, the property is not considered to have sufficient significant cultural heritage value for designation under section 29, Part IV of the *Ontario Heritage Act*.

Staff recommends that the owner allow for the salvaging of architectural elements of the building where possible. It is a standard practice to include salvaging as a condition as it allows for the retention and re-use of these materials and keeps these items from going to the landfill.

A separate report regarding this matter was presented to the Heritage Oakville Advisory Committee on June 24, 2025. The committee supported the staff recommendation in this report.

CONSIDERATIONS

(A) PUBLIC

There are no public considerations.

(B) FINANCIAL

There are no financial considerations.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There is no direct impact on other departments and users.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priority of Accountable Government.

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The recommendation to salvage materials from the house helps to contribute to the town's initiatives to reduce carbon footprints.

APPENDICES

Appendix A – Cultural Heritage Evaluation Report

Prepared by:

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Heritage Planner

Recommended and submitted by:

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Director, Planning and Development